

MISSION RIDGE

February
2020

WWW.MISSIONRIDGESD.COM

(619) 584-4094

MISSIONRIDGESD@GMAIL.COM

Next Meeting

The next meeting is **February 27, 2020**
6:30 p.m. at the Clubhouse.

Rules & Regulations

*Vehicles may not be washed on property

Architectural Changes

If you intend on remodeling your unit, please remember that any structural changes must be approved by the HOA Board. ie: changing/removing walls, support beams, patio enclosures, replacing windows, sliding glass doors, flooring (under no circumstances are hard surface flooring allowed in bedrooms)

What your HOA is doing...

At our January home owners meeting the board approved the repairs and improvements to several of our community amenities. Once the work begins, some of these amenities will be completely out of service until the work is completed. All areas surrounding the pool & hot tub will be inaccessible, this includes the grills, gazebo and the clubhouse. The work is estimated to take approximately 3-4 weeks to complete. In addition the tennis courts and lighting are estimated to take about 2-3 weeks.

Curtis Management

Tina Rozycki – Community Manager
Cierra Flanders-Assistant Manager
(619) 326-4662
(858) 587-9844
Emergency Numbers
(619) 699-1774

Mission Ridge Contacts

Onsite Office
(619) 584-4094

Onsite Fax
(619) 584-0727

Onsite Email
missionridgesd@gmail.com

Security
(619) 341-2531

Water Shutoffs

The water shutoffs are rarely because there is a problem with the overall system. The vast majority of the building shut-offs are because an owner is doing some type of remodeling in their unit (i.e. new toilet, bath, etc.)

Originally the developer did not install shut off valves at the point of origin in each unit so whenever an owner has to do a minor repair on a toilet, sink, or bath the water has to be turned off to the entire building.

About 8 years ago we instituted a rule requiring any owner doing repairs or remodeling must install shut off valves.

Previous to that time we had shutoff notices two or three times a week. With the installation of shut off valves we now have them infrequently and in fact are becoming less and less.

Please understand there are still units who do not have shutoff valves or have defective shut off valves. And every unit could run into the problem of a bath/shower valve becoming defective (these do not have shut off valves). For those instances and any building emergency instance, we would still need to shut off the water. Also keep in mind these buildings were built between 1976 and 1979 with copper pipes for hot and cold water. It doesn't happen very often but with 40+ year old copper pipes we are going to have a leak in the common lines now and then.

Mission Ridge Board of Directors



Mission Ridge Condominium Association

Board of Directors Regular Meeting Minutes
January 23, 2020

PRESENT:

- o Terry Keller – President
- o Allen Levin – Vice President
- o Sally Gibb - Treasurer
- o Allan Figi - Secretary
- o Jane Vasquez – Director

ABSENT:

- o Tina ~~Rozycki~~ - Curtis Management

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:30 p.m.

II. HOMEOWNER'S FORUM:

- o Storage Units
- o Smoking
- o Land Easement
- o Parking
- o Racquetball Court

III. APPROVAL OF MINUTES:

- o MSCM to approve the minutes of December 19, 2019 Board of Directors Meeting.

IV. FINANCIAL:

- o Treasurer's Report for December 2019 reviewed
- o Delinquent accounts discussed - no action at this time
- o MSCM to approve resolution for December 2019 expenses.
- o MSCM to approve landscaping enhancements for building 10300 proposal from Treebeard in amount of \$396 - Unit 54 agreement to pay \$216 for additional bushes to be planted outside of unit where wooden fence has deteriorated and will be removed
- o MSCM to accept proposal from Fire Watch for annual inspection and maintenance of portable fire extinguishers in all 7 buildings
- o MSCM to approve replacement of anode rods in hot water storage tanks in buildings 10225, 10250, 10325, 10350, 10425 by Air Temp in the amount of \$1,575
- o MSCM to accept proposal from The Ballot Box Inspector of Elections for annual board election processing per new law SB323 effective 1/1/2020 in the amount of \$1,050
- o MSCM to accept proposal from BBC to resurface tennis courts, install new screens & nets and expansion joint caulking not to exceed \$15,900
- o MSCM to accept proposal from Carter Electric to remove and install 12 new LED light fixtures for the tennis courts not to exceed \$11,760
- o MSCM to accept proposal from QDP to grind down existing decking and resurface entire pool deck and hot tub surface not to exceed \$46,300

V. NEW BUSINESS

- o MSCM to deny towing reimbursement request for Unit 166
- o Discussed status of saunas and hot water heater for common area showers and clubhouse

V. ADJOURNMENT:

- o Adjourned the Regular Meeting at 7:15 p.m.
- o The next scheduled meeting will be Thursday February 27, 2020

**MSCM – Moved, seconded, carried by majority*

BOARD MEMBER SIGNATURE _____ (Terry Keller, President)

BOARD MEMBER SIGNATURE _____ (Allan Figi, Secretary)

DATE APPROVED BY THE BOARD _____



CONDOMINIUM OWNER

Safety Tips

Homeowner Association residents may help prevent property damage and personal injury by following these tips.

Smoke and Heat Detectors

Smoke and heat detectors save lives. Properly installed and maintained alarms are essential to making your home safer. Follow these tips and manufacturer's instructions:

- Install units in each bedroom, near sleeping areas and on every level including the basement
- Replace units every 10 years (from date of manufacture)
- Test units monthly
- Replace batteries annually

Carbon Monoxide Alarms

Carbon Monoxide (CO) is a colorless and odorless gas produced when natural gas, oil, kerosene, wood or charcoal is burned. Several states require CO detectors. Follow these tips and manufacturer's instructions:

- Install units in central locations, near sleeping areas and areas required by local laws
- Replace at intervals stated in manufacturer's instructions
- Test units monthly
- Replace batteries annually

Fire Extinguishers

Portable fire extinguishers help save lives and property by containing a small fire until the fire department arrives. Select a multi-purpose extinguisher which can be used on all types of fires:

- Install extinguishers in the path of an exit
- Evacuate all occupants and call fire department immediately
- Use extinguisher only when safe to do so and when fire is contained to small area
- Inspect and replace extinguishers as recommended by manufacturer

Chimney Cleaning

Heating equipment is a leading cause of home fires. Chimneys collect fuel which is out of sight and dangerous. Regular maintenance of fireplaces will offer safe and welcoming warmth:

- Have a certified chimney sweep inspect chimneys annually and clean as necessary
- Keep anything which can burn 3 feet away
- Allow ashes to completely cool before disposing into a covered metal container
- Install and maintain Carbon Monoxide (CO) detectors and a fire extinguisher

Grills & Heaters & Fire Pits

The National Fire Protection Association advises that grill fires cause \$75,000,000 in property losses annually. Other open-flame devices also cause fires. Precautions should be taken including:

- Don't use open flame devices or appliances within 10 feet of combustible construction or materials
- Consider small electric grills as an alternative
- Designate a common area, clear of combustibles and vegetation, for grilling
- Don't store propane, charcoal or lighter fluid indoors or on balconies or patios

Kitchen Stove Anti-Tip Devices

Most stove owners haven't heard of Anti-Tip brackets. However, they've been required since 1991. These brackets prevent a stove from tipping if downward weight or pressure is applied to an open door. Check for Anti-Tip device:

- Remove items from stove-top and oven
- Shine a flashlight under and behind stove
- Look for small bracket on floor or wall which is attached to rear of stove
- Contact an authorized appliance technician to confirm installation or to install a device

Interior Water Damage

Catching a small leak early, knowing the location of water main shut off valve and regular inspections are key to preventing costly water damage:

- Maintain water heaters as recommended by manufacturer
- Inspect water supply lines on all appliances and fixtures every 6 months
- Change washing machine hoses (steel braided preferred) every 3-4 years
- Protect pipes from freezing by insulating them and keeping heat turned on

For additional information on these topics and other loss control material, register at www.mysafetypoint.com. This site is provided for Business Insurance Policyholders to provide on-line safety resources.